



**Sycamore Drive, Ash Vale**

**£1,500 Per Month**

  
**MARTIN & CO**

Sycamore Drive, Ash Vale

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£1,500 Per Month

Date Available: 10th June 2024

Deposit: £1,730

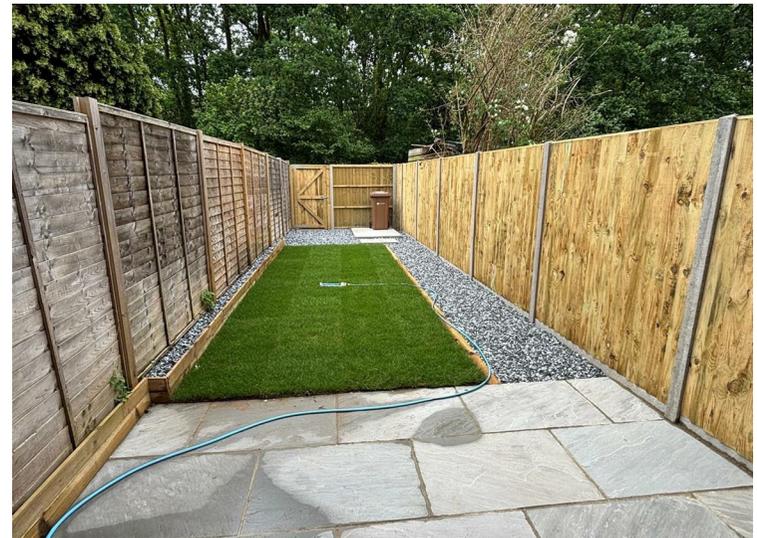
Unfurnished

- EPC Rating - C (76)
- Council Tax Band - C
- Deposit - £1,730
- Available immediately
- Recently refurbished
- Two double bedrooms
- Parking
- Fully enclosed rear garden

Martin & Co are delighted to offer to the market this recently refurbished, spacious, two bedroom mid-terraced house in the sought after Avondale development. The property benefits from two bedrooms, a new modern kitchen with integrated appliances and a living room. The property further benefits from a fully enclosed rear garden and parking within the development.

Available immediately on an unfurnished basis.  
Minimum household income required for referencing: £45,000  
Holding deposit: £346





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.